



**PLANNING COMMISSION AGENDA**  
**December 10, 2018**  
**6:00 P.M.**

**I. ANNOUNCEMENTS:**

---

**II. MINUTES:**

Approval of the **November 13, 2018** Planning Commission Meeting Minutes  
Approval of the **November 19, 2018** Planning Commission Workshop Minutes  
Approval of the **December 7, 2018** Pre-Planning Commission Minutes

---

**III. PUBLIC HEARING-SWEARING IN:**

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".*

---

**IV. MISCELLANEOUS**

Approval of the 2019-2020 Planning Commission Calendar

**V. PUBLIC HEARING-CONSENT ITEMS:**

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

**A. PC18-191FSU, Final Plat, Renn Family Investments, LLC**

The Applicant is requesting approval of a final plat for the subdivision of approximately 116 acres on the south side of Gas House Pike to create a 60-acre farm lot in accordance with Annexation Resolution 17-20. **(NAC #12)(Collard)**

**B. PC18-800FSL, Final Site Plan, Whittier Lakefront Center Building 4**

The Applicant is requesting approval of a final site plan for the construction of a 4,942 square foot retail building on Whittier Drive. **(NAC #1)(Kelly)**

---

**VI. CONTINUANCES**

**C. PC18-670FSL, Final Site Plan, Suntrust**

The Applicant is requesting a continuance to the January 14, 2019 Planning Commission meeting. **(NAC #5)(Butler)**

**D. PC18-671FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Suntrust**

The Applicant is requesting a continuance to the January 14, 2019 Planning Commission meeting. **(NAC #5)(Butler)**

---

**VII. OLD BUSINESS:**

**E. PC16-436PND, Master Plan, Caidlyn**

The Applicant is requesting approval of a master plan for a 456 unit Planned Neighborhood Development (PND) on 92.8 acres located along Kemp Lane.

The Applicant is requesting modifications to Section 405, *Dimensional and Density Standards*, Section 410, *Planned Neighborhood Development (PND)*, Section 601, *Access Management*, Section 606, *Lots and Blocks*, Section 611, *Street Improvement Standards*, Section 803, *Accessory Uses and Structures*, and Section 821, *Fences, Walls and Hedges*, of the Land Management Code (LMC). **(NAC #1)(Collard/Kelly)**

**VIII. NEW BUSINESS:**

**F. PC18-796FSL, Final Site Plan, 900 E. Patrick Street**

The Applicant is requesting approval of a final site plan for the construction of a 15,000 square foot warehouse and distribution building for trucks and auto parts. The new building will replace an existing 17,000 square foot building on the site.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. **(NAC #12)(Butler)**

**G. PC18-797FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, 900 E. Patrick Street**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for the construction of the warehouse building. The Applicant is proposing a payment of fee-in-lieu of afforestation. **(NAC #12)(Butler)**

**H. PC18-794FSU, Final Subdivision Plat, Frederick Airport Park Lots 8C and 8D**

The Applicant is requesting approval of a final subdivision plat in order to resubdivide Lot 8A on Bowman Farm Road into two lots- Lot 8C and Lot 8D- for further development.

The Applicant is also requesting a modification to Section 606 of the Land Management Code (LMC), entitled *Lots and Blocks*. **(NAC #12)(Butler)**

**I. PC18-795FSL, Final Site Plan, Frederick Airport Park Lots 8C and 8D**

The Applicant is requesting approval of a final site plan for the construction of a new 29,340 square foot office/warehouse building on Lot 8C and a 39,650 square foot glass manufacturing building on Lot 8D. **(NAC #12)(Butler)**

**J. PC18-489FSL, Final Site Plan, 400 E. Church Street**

The Applicant is requesting approval of a final site plan for the conversion of the existing building into 85 dwelling units and for associated onsite improvements.

The Applicant is also requesting modifications to Section 601, *Access Management*, Section 605, *Landscaping Standards*, and Section 607, *Parking and Loading Standards*, of the Land Management Code (LMC).

In accordance with Section 4-6(d) of the City Code, the Applicant is also requesting that the Planning Commission reduce the time period for which the certificates of Adequate Public Facilities for the project remain valid from five years to two years. **(NAC #12)(Brown)**

**K. PC18-490FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, 400 E. Church Street**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for the redevelopment of 400 E. Church Street. The Applicant is proposing a payment of fee-in-lieu of afforestation. **(NAC #12)(Brown)**

**L. PC16-434MU, Master Plan, Summers Farm**

The Applicant is requesting approval of a mixed use, master plan for 310 dwelling units on 96.87 acres located along Alternate Route 40 and Mt. Phillip Road.

The Applicant is requesting modifications to Section 417, *Mixed Use Districts (MU-1 and MU-2)*, Section 607, *Parking and Loading Standards*, Section 611, *Street Improvement Standards*, and Section 803, *Accessory Uses and Structures*, of the Land Management Code (LMC). **(NAC #8) (Brown)**

*This is the first of two required public hearings.*

*A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*